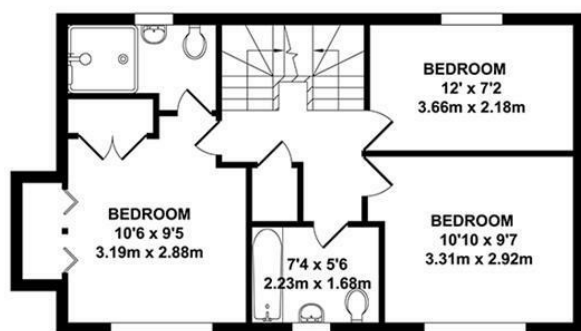
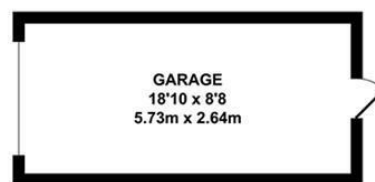
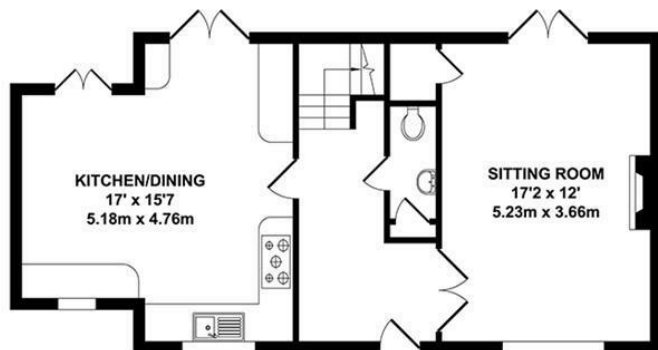




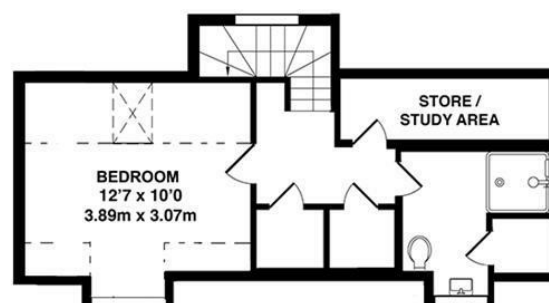
FIRST FLOOR
APPROX. FLOOR AREA
491 SQ.FT.
(45.60 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
163 SQ.FT.
(15.13 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
537 SQ.FT.
(49.90 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
326 SQ.FT.
(30.20 SQ.M.)

TOTAL APPROX. FLOOR AREA 1516 SQ.FT. (140.83 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01732 522 822
info@khp.me



Anisa Close
West Malling ME19 4EW
Guide Price £550,000

Tenure: Freehold

Council tax band: E



****CENTRALLY LOCATED TO AMENITIES** **3 PARKING SPACES & GARAGE****

A great family home with excellent parking to the front and gated access to the rear leading to the garage. The house is centrally located on a no through road and offers good access to all local shops and amenities.

The accommodation comprises entrance hall, cloakroom, kitchen/dining room and sitting room. To the first floor is the main bedroom with ensuite shower, two further bedrooms and the family bathroom. A quality loft conversion provides a second floor comprising of a double bedroom, shower room and reduced head height walk in storage area.

Externally there is an enclosed rear garden, garage and driveway accessed via private electric gates. There is also parking on the hard standing to the front.

- Detached House
- Close Walking Distance to Shops & Amenities
- 3 Parking Spaces & Garage
- Open Plan Kitchen/Dining Room
- Living Room
- 4 Great Size Bedrooms
- 2 Bathrooms, Ensuite & Cloakroom
- Rear Garden

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, "American-style concept village" situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2025 - £444pa
Local Estate Charge (Kent Gateway) - £269pa
Built in 2001
Council Tax Band E
EPC Rating D

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

